

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, August 20, 2015 at 6:30 p.m.**, in the **Council Chambers of City Hall, 280 Grove Street, Jersey City, NJ .**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:
7. Requests for Adjournment
8. **Annual Reorganization**

Order of applications is subject to change.

9. Case: Z15-026
Applicant: Zarrin Saeed
Address: 733 Garfield Avenue
Attorney: Pro Se
Block: 23703 Lot: 16
Zone: R-1 – One and Two Family Housing District
For: Conversion of a 2 to a 3-family.
“d” Variances: Use
Carried from the July 23, 2015 meeting
10. Case: Z15-020
Applicant: 307 Barrow, LLC
Address: 204 Cambridge Avenue
Attorney: Nicholas Cherami, Esq.
Block: 2203 Lot: 9
Zone: R-1, One and Two Family Housing District
For: Construction of a Two Family House
“c” Variance: Minimum number of parking spaces, Minimum Garage Dimensions, Garage Minimum Percentage of ground floor area
11. Case: Z15-023
Applicant: Congress Street Properties, LLC
Address: 475 Central Avenue
Attorney: James J. Burke, Esq.
Block: 1506 Lot: 17
Zone: NC – Neighborhood Commercial District
For: Minor Site Plan approval for the expansion of an existing 1-unit, 2-story mixed use building into a 4-unit, 4-story mixed use building with ADA accessible residential in a portion of the ground floor.
“c” Variance: Minimum rear yard setback
“d” Variance: Use (ground floor residential)
12. Case: Z15-011 Preliminary and Final Major Site Plan
Applicant: J.V.J. Enterprises, LLC
Address: 414-416 First Street
Attorney: James J. Burke, Esq.
Block: 11007 Lot: 13
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to construct a 5-story, 6-unit building with 2 onsite parking spaces
“c” Variance: Minimum lot depth, Parking space dimensions, Tandem Parking spaces
“d” Variance: Use, Height

Cont. on other side →→→

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13. Case: Z14-035 Preliminary and Final Major Site Plan
Applicant: Francisco Moran
Address: 370 First Street aka 105 Brunswick Street
Attorney: Charles J. Harrington, III, Esq.
Block: 11006 Lot: 21
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval to construct a 4-story, mixed use building with 9-units with 3 onsite parking spaces
“d” Variance: Use, Height
14. Case: Z15-037
Applicant: 58 Giles, LLC
Address: 940 Pavonia Avenue aka 58 Giles Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 10404 Lot: 29
Zone: R-1, One and Two Family Housing District
For: Minor site plan approval to add an additional story on an existing 4-unit
“c” Variance: Height in stories
“d” Variance: Expansion of a non-conforming use
15. Case: Z15-035 Minor Subdivision
Applicant: Frank Peraza
Address: 9-17 Gautier Avenue and 178 Kensington Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 16203 Lot: 1, 2, 3 and 9.01
Zone: R-1, One and Two Family Housing District
For: The consolidation of lots 1, 2, 3, and 8, and the subdivision to create two oversized lots 9.01 and 9.02.
16. Case: Z15-019 Preliminary and Final Major Site Plan
Applicant: Frank Peraza
Address: 9-17 Gautier Avenue and 178 Kensington Avenue
Attorney: Charles J. Harrington, III, Esq.
Block: 16203 Lot: 9.01 and 9.02
Zone: R-1, One and Two Family Housing District
For: Preliminary and Final major site plan approval for the conversion of an existing convent into a multi-unit building that will consist of 2 phases:
Phase I – Conversion of an existing 4-story convent into 16 units and 41 onsite parking spaces on an adjacent surface parking lot
Phase II – Construction of a 5-story, 54-unit building on the adjacent surface parking lot that will have 85 interior parking spaces
“c” Variances: Parking aisle width, Minimum parking space dimensions
“d” Variances: Use, Height

17. MEMORIALIZATION OF RESOLUTIONS
18. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON